



Inglebys

Estate Agents



12 Cliffe Street

Brotton, TS12 2PU

£625 Per Calendar Month



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Situated close to all local amenities & schools, and only a short drive to the Victorian seaside town of Saltburn by the Sea, the cottage was fully refurbished in 2016, which included a full new damp course, and an attractive new kitchen & bathroom. Offering spacious accommodation, along with recently fitted carpets & recent décor, the cottage will make a perfect home for couples or a small family alike.

Tenure Details: Freehold

Council Tax Band: Band A

EPC Rating: E-Rating

Entrance Vestibule

UPVC double glazed door to the front elevation, with new composite door to be fitted soon. Stairs leading to the first floor.

Living Room 11'8" x 13'8" (3.57m x 4.17m)

UPVC double glazed window to the front aspect. Radiator. Access to the Kitchen. Carpeted.

Kitchen 14'9" x 8'8" (4.51m x 2.66m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink mixer tap. Wall-mounted combi-boiler. Integrated electric oven & hob. Extractor hood. Tiled splash-backs. Tiled floor. Plumbing for washing machine. Integrated fridge / freezer. UPVC double glazed window to the rear aspect. Access to Rear Porch.

Rear Porch

UPVC double glazed door to the rear elevation. UPVC double glazed window to the side aspect.

First Floor

Bedroom One 13'9" x 10'4" (4.20m x 3.16m)

UPVC double glazed window to the front aspect. Storage cupboard. Radiator. Carpeted.

Bedroom Two 12'5" x 6'2" (3.80m x 1.90m)

UPVC double glazed window to the rear aspect. Radiator. Carpeted.

Bathroom 9'1" x 4'8" (2.77m x 1.43m)

Panel bath with shower above. Glazed shower screen. Low-level W/C. Pedestal hand basin. Part-tiled walls. Vinyl floor. UPVC double glazed window to the rear aspect.

External

Rear Elevation

2x brick-built outhouses.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

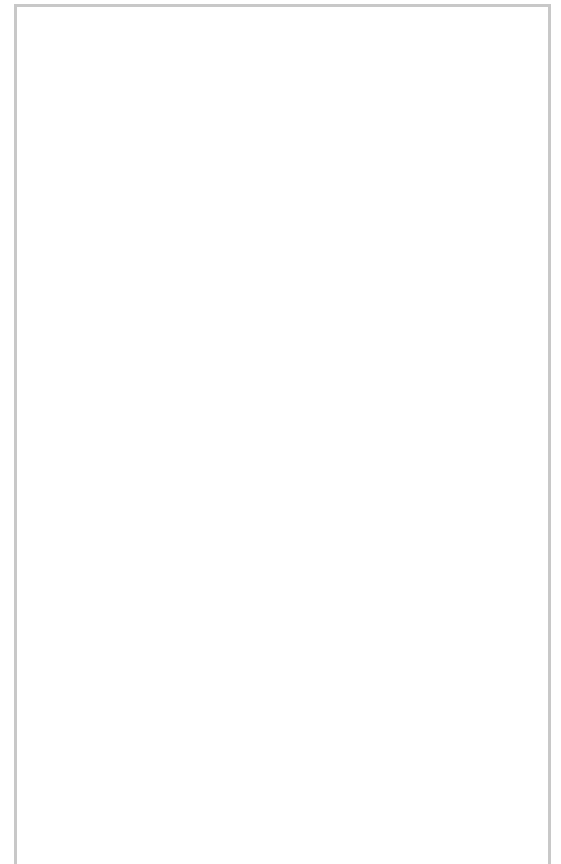
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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